

MEMORANDUM

Agenda Item No. 8(F)(1)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: February 7, 2012

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution declaring
surplus County-owned property
located at 16300 NW 42
Avenue and authorizing the
public sale of same to the
highest bidder; waiving
Administrative Order 8-4 as it
relates to review by the
Planning Advisory Board

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



R. A. Cuevas, Jr.
County Attorney

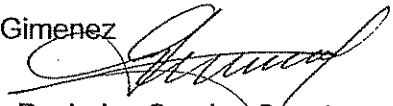
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Memorandum



Date: February 7, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Declaring Surplus County-owned Property Located at 16300 NW 42 Avenue,
Miami Gardens, FL - Folio No. 34-2117-001-0041

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) declare the below described County-owned property surplus and authorize the sale of same to the highest bidder.

MANAGING DEPARTMENT: Public Works and Waste Management Department.

FOLIO NUMBER: 34-2117-001-0041

PROPERTY SIZE: 73,137 Square Feet (1.7 Acres)

LOCATION: 16300 NW 42 Avenue, Miami Gardens, FL

COMMISSION DISTRICT: 1

COMMISSION DISTRICT IMPACTED: Countywide

ZONING: GP (Government Property)

APPRAISED VALUE: An independent state certified appraiser valued the property at \$860,000 as of February 24, 2011.

MINIMUM SALE AMOUNT: If approved for surplus, the property will be put out to bid with a minimum bid amount of \$860,000.

FISCAL IMPACT: The sale of this property will eliminate Public Works and Waste Management's obligation to maintain the property, which costs approximately \$2,000 annually, and will place the property back on the tax roll generating approximately \$20,000 in annual ad valorem taxes.

JUSTIFICATION: The property was acquired on September 29, 1986 through Special Warranty Deed at the purchase price of \$199,540 and was used as a neighborhood trash and recycling center until June, 2005. Since then, the property has been vacant and maintained by the Public Works and Waste Management Department. The property was circulated to all County agencies and no County use was identified.

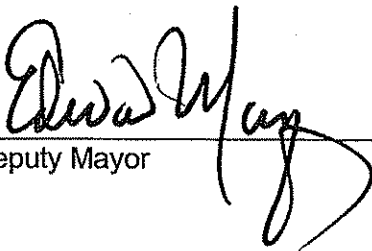
Since the property is located within the City of Miami Gardens, it was not presented to the Planning Advisory Board (PAB) as required by Administrator Order 8-4. It is therefore necessary to waive Administrator Order 8-4 as related to review by PAB.

MONITOR:

Carmen Gomez, Real Estate Officer

DELEGATED AUTHORITY:

Authorizes the County Mayor or County Mayor's designee to sell the property via sealed bid to the highest bidder, and take all actions necessary to accomplish the sale of the property, and authorizes the Chairperson or Vice Chairperson to execute a County Deed for such purpose.


Deputy Mayor

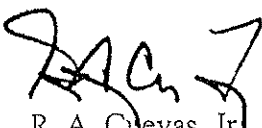


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: February 7, 2012

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
2-7-12

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT 16300 NW 42 AVENUE AND AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AND AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY AND AUTHORIZING THE EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, a copy of which is incorporated herein by reference ; and

WHEREAS, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interests of the County to sell County-owned property located 16300 NW 42 Avenue, Miami Gardens, to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board ratifies and accepts the prior recitals.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares to be surplus the County-owned property located at 16300 N.W. 42 Avenue, Miami Gardens; authorizes the sale to the highest bidder via competitive bidding for the minimum sale amount of \$860,000.00; authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the sale of said property, legally described in the aforementioned County Deed; authorizes waiving Administrative Order 8-4 as it pertains to review by the

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Planning Advisory Board, and authorizes the execution of said County Deed by the Board of County Commissioners acting by the Chairperson or Vice Chairperson of the Board.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance accepted herein the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman

Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro

Esteban L. Bovo, Jr.

Sally A. Heyman

Jean Monestime

Rebeca Sosa

Xavier L. Suarez

Lynda Bell

Jose "Pepe" Diaz

Barbara J. Jordan

Dennis C. Moss

Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of February, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

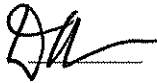
MIAMI-DADE COUNTY, FLORIDA

BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Debra Herman



Instrument prepared by and returned to:
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No. 34-2117-001-0041

COUNTY DEED

THIS DEED, made this _____ day of _____, 2011 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Florida.

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

All that part of Tracts 23 and 24 of MIAMI GARDENS, according to the plat thereof recorded in Plat Book 2 at Page 96 of the Public Records of Miami-Dade County, Florida, which lies within the West 385.00 feet of the East 420.00 feet of the South 190.00 feet of the NE ¼ of the NW ¼ of Section 17, Township 52 South, Range 41 East, Miami-Dade County, Florida

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

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IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairperson or Vice Chairperson

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. R-
Commissioners of Miami-Dade County, Florida, on the _____ day of _____

approved by the Board of County
, 2011.

DELAHANTY & ASSOCIATES, INC.
1560 LEJEUNE ROAD, MIAMI, FLORIDA 33134
Telephone (305) 444-8201 Fax (305) 451-0702

February 24, 2011
11-2537

Carmen Gomez, Real Estate Officer
General Services Administration
Miami-Dade County
111 NW 1st Street, Suite 2640
Miami, Florida 33128

Dear Ms. Gomez:

As requested, I have personally examined and appraised the Miami-Dade County Solid Waste Site located at 16300 NW 42nd Avenue, Miami Gardens, Florida. The purpose of the appraisal is to estimate the market rental value of the property, as of February 24, 2011.

I submit herewith my Self Contained report containing the results of this investigation and my opinion of value the property which is more particularly described hereinafter.

Respectfully submitted,

DELAHANTY & ASSOCIATES, INC.



Howard J. Delahanty, MAI
State Certified General REA RZ 0000024

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Type	Predominately vacant real estate utilized as a solid waste site (currently not operating) by Miami-Dade County.
Location	16300 NW 42 nd Avenue, Miami Gardens, Florida.
Land Size	Gross Area 73,137 Square Feet - 1.68 Acres
Purpose	Current Market Value .
Date of Value	February 24, 2011
Market Value	\$860,000

Time

General market conditions, have been slow. Buyers and sellers alike are trying to forecast the end to the current recession. Many studies have been completed to estimate the reduction or loss in value of vacant land during the past two to three years for all classes of real estate. Most agree that over the past three years values have decreased by 40% to 50%, or an average of 1.5% per month. Current listings of vacant land for sale reflect this measure. All three sales occurred during 2010, therefore no adjustment was applied.

Both of the listings were adjusted a minus 20% to reflect for negotiations. Basically,

Location

The subject parcel is located adjacent and south of the El Dorado furniture showroom and warehouse, and is also adjacent and north of the Miami-Dade school bus parking lot. Sales 1 and 2 were each adjusted for a slightly inferior location. Miami Gardens and proximity to the Palmetto Expressway is a positive factor. Sale 3 is considered 20% superior to subject due to it's frontage on SW 37th Avenue (Douglas Road), a heavily traveled thoroughfare. Both listings are located in Opa Locka in a less desirable area than subject, both were adjusted a plus 20%.

Size

All of the data are of sufficient size to support most industrial uses. No adjustment was warranted.

Zoning

Subject is zoned for industrial use as are all of the data. No adjustment were required.

CONCLUSION

Indicated value equivalent: \$11.75 Per Square Foot

Subject: 73,137 Square Feet @ \$11.75 = \$859,360

MARKET VALUE

It is therefore my opinion that the subject property has a current market value of:

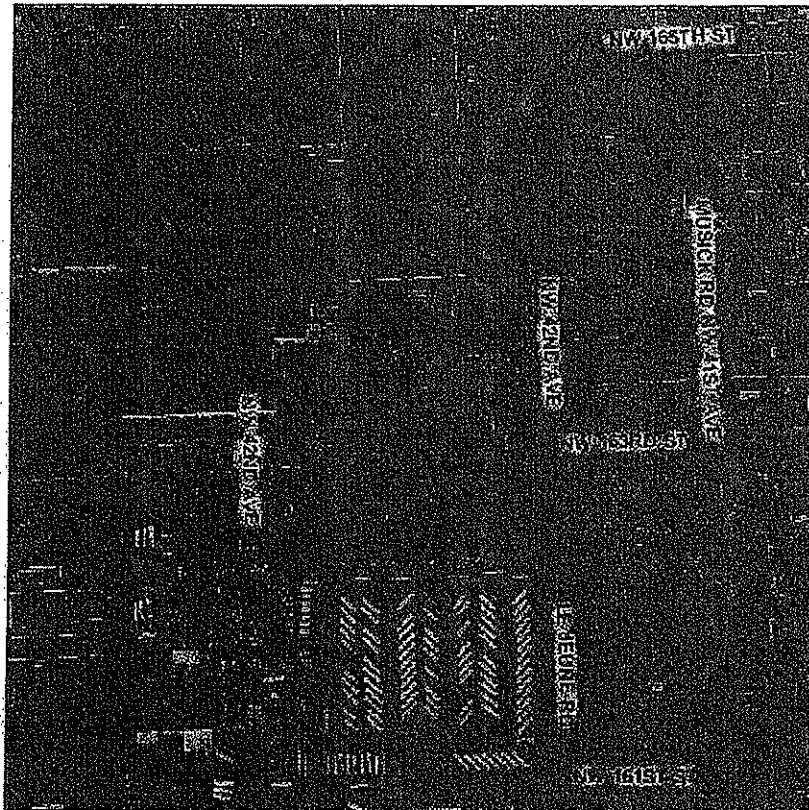
\$860,000 as of February 24, 2011

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009

0 — 139 ft

This map was created on 10/17/2011 11:06:57 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

Summary Details:

Folio No.:	34-2117-001-0041
Property:	16300 NW 42 AVE
Mailing Address:	MIAMI-DADE COUNTY SOLID WASTE MGMT 2525 NW 62 ST MIAMI FL 33147-7704

Property Information:

Primary Zone:	7700 INDUSTRIAL- CONDITIONAL
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	215
Lot Size:	73,137 SQ FT
Year Built:	1999
Legal Description:	MIAMI GARDENS PB 2- 96 PORT TR 23 & 24 DESC BEG SE COR OF NE1/4 OF NW1/4 W420FT N190FT E420FT S190FT TO POB LESS E35FT

Assessment Information:

Year:	2011	2010
Land Value:	\$731,370	\$731,370
Building Value:	\$66,903	\$66,903
Market Value:	\$798,273	\$798,273
Assessed Value:	\$798,273	\$798,273

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$798,273/\$0	\$798,273/\$0
County:	\$798,273/\$0	\$798,273/\$0
City:	\$798,273/\$0	\$798,273/\$0
School Board:	\$798,273/\$0	\$798,273/\$0

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